



**CITY OF SUNNYVALE
REPORT
Heritage Preservation Commission**

September 6, 2006

SUBJECT: **2006-0833** – Application on a 25,000 square foot site located at **1029 Ranere Court** (near Peekskill Drive) in an R-0 (Low-Density Residential) Zoning District. (APN: 201-03-041)

Motion **Resource Alteration Permit** to allow a new two-car garage and six-foot solid fence located in front of an existing heritage resource.

REPORT IN BRIEF

Existing Site Conditions Single-Family Home (Heritage Resource)

Surrounding Land Uses

North Single-Family Residential

South Single-Family Residential

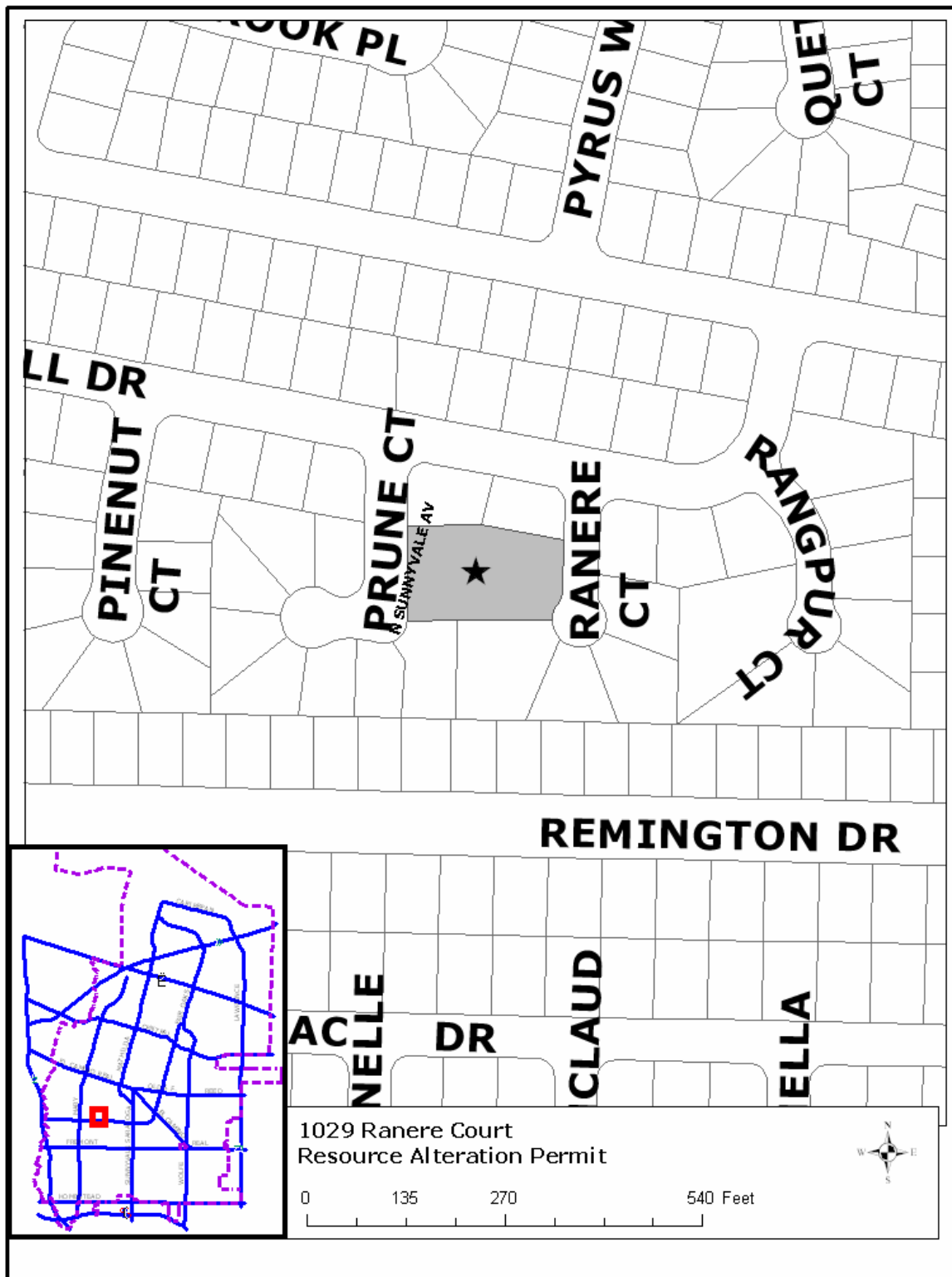
East Single-Family Residential

West Single-Family Residential

Issues Location of proposed garage

Environmental Status The Heritage Preservation Commission will determine exempt status

Staff Recommendation Denial of proposed location, alternative locations recommended



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Same
Zoning District	R-0	Same	Same
Lot Size (s.f.) (original lot)	25,000	Same	6,000 min.
Lot size after lot split (PM2006-0478)	N/A	14,693	6,000 min.
Gross Floor Area (s.f.)	4,116	4,812	No max.
Lot Coverage (%)	12%	19%	40% max.
Lot Coverage (%) after lot split (PM2006-0478)	N/A	22%	40% max.
Garage Height (ft.)	N/A'	Approx. 12'	30' (exception for spires)
Setbacks			
• Front	67'	35'	20' min.
• Left Side	35'	Same	12' combined min. (4' on one side)
• Right Side	12'	4'	12' combined min. (4' on one side)
• Rear	20'	Same	20' min. (10' permitted for 25% encroachment of rear yard)
Parking			
Total No. of Spaces	0	4	4

Description of Proposed Project

The proposed project is for a new two-car garage located in front of an existing single-family home. The single-family home was designated as a Heritage Resource on July 28, 1981. Additionally, that applicant proposes a six-foot masonry fence/gate located in front of the home. The Sunnyvale Municipal Code requires review for any project that proposes construction, demolition,

relocation or material changes to historic resources. The property is listed as part of the Sunnyvale Heritage Resource Inventory.

Background

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
2006-0478	Parcel map to subdivide the lot into two lots	Administrative Hearing/Approved	6/14/06
2006-0112	Tree Removal for four trees	Staff/Split (Two trees approved & two trees denied)	2/13/05
2005-0799	Determination of historical significance for existing structures (to remove structures from the heritage resource list)	Heritage Commission/Denied	10/05/06

Building permits from the 1960's to the 1980's have also been issued for the site. In October of 2005, the owner filed for a determination of the historical significance for existing structures on the site. A historic evaluation was conducted by Archives & Architecture Heritage Resource Partners in July, 2005 and it was determined that the single-family home retained local historic significance while the accessory structures did not. In June of this year, a Parcel Map to subdivide the lot into two lots was approved by the Administrative Hearing Officer. A Condition of Approval of the Parcel Map was to provide covered parking through the construction a two-car garage on the newly created parcel facing Ranere Court prior to Final Map recordation.

Environmental Review

If the Heritage Preservation Commission finds that the proposed project meets the Secretary of the Interior Standards for Rehabilitation, and approves the project as proposed, a Negative Declaration will be processed by staff in accordance with provisions of the California Environmental Quality Act (CEQA). If the Heritage Preservation Commission denies the project and directs the applicant to design a layout with a detached garage located at the north side of the site (not in front of the home), then a Class 3 Categorical Exemption relieves this project from CEQA provisions. Class 3 Categorical Exemptions include the construction of accessory structures such as garages or carports.

Resource Alteration Permit

Site Layout: The proposed garage structure would total approximately 528 s.f. and be placed in front of the home at the north side of the property. An 80 s.f. laundry room would connect the structure to the rest of the home. The new fence would be setback 25 feet from the front property line and extend across the property. All setbacks and lot coverage requirements of the R-0 Zoning District would be met as listed in the "Project Data Table" on Page 3. (See Site Plan in Attachment C.)

Staff believes that the proposed garage location significantly blocks the view to the heritage resource and is an impact to the quality and integrity of the resource. Staff has explored alternatives to the garage location that would not block the view of the home, including an east (street) facing position at the south end of the site where more open space currently exists. The applicant has stated that the floor plan of the existing home and the desire to have a garage door not facing the street were the primary objectives for the proposed layout. The applicant has indicated that a garage or carport at the south end of the site adjacent to the home would require steps to access the structure and may block some windows on the south side.

Another alternative discussed with the applicant would be to retain a side-loading garage but to reverse the direction of driveway access and place the garage on the south side of the lot. The existing curb cut would be removed and a new driveway could be created at the opposite side of the property bounded by Ranere Court. Staff prefers this option over the applicant's layout as the visual impact of the main structure is minimized without an accessory structure located directly in front of the home.

Landscaping: No additional landscaping is required as part of this project. An avocado tree is currently located where the proposed garage would be positioned. This particular tree has already been approved for removal, per Tree Removal Permit 2006-0112. The tree will be replaced with a 15-gallon tree at another location as required. The applicant notes possible future tree locations near south property line and along the proposed fence perimeter near the home. A significant sized oak tree in front of the proposed fence will remain. Two additional trees considered significant by City ordinances are located behind the home and are unaffected by this proposal. The applicant has indicated that the driveway leading up the garage, would run parallel to the street.

As the project is proposed, the removal of landscaping and the increase in impervious surface would likely result directly in front of the home. Although, other improvements and maintenance are planned by the applicant, staff finds

that alternative designs with a garage facing the street would reduce paving of the site. If approved, staff recommends as Condition of Approval #6 that the driveway be composed of a pervious pavers. The applicant has already indicated a willingness to comply with this condition.

Six-Foot Fence

Positioned 25 feet back from the property, the proposed fence would meet Municipal Code requirements that relate to the needed driveway vision triangle. The proposed design will match the home in construction (stucco veneer). The design also would be predominately open to retain view to the property and the home. Wrought iron railing would also be utilized at the separated openings. A preliminary elevation has been provided by the applicant and included on Page 4 of Attachment C. To some degree, the fence obscures the view of the home; however, staff supports the open design and its currently proposed location. As Condition of Approval #8, the landscaping shall be maintained in good condition, including the large Oak tree, in front of the proposed six-foot wall and landscaping shall be kept low to preserve the view into the home.

Architectural Evaluation Report: Any selective demolition, alteration, and rehabilitation of a historic structure must be consistent with the Secretary of the Interior's Standards for Rehabilitation. The following criteria have been analyzed with respect to this project:

1. "A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships."

Analysis: The proposed garage structure will not change the residential use of the historic resource. As proposed, minor modifications to the structure would be constructed to allow a connection to the new garage. The view to the main structure will be blocked

2. "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."

Analysis: The proposed project is not consistent with this standard. The proposed garage location, directly in front of the home, will alter the visual presentation of the heritage resource as seen from the street.

3. "Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other historic properties, will not be undertaken."

Analysis: The application does not introduce any new architectural elements to the home proposed structure that creates a false sense of historical development. The proposed garage would be designed to be compatible with the main house.

4. "Changes to the property that have acquired historical significance in their own right will be retained and preserved."

Analysis: No changes are proposed to the main building or its features.

5. "Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved."

Analysis: The proposal will incorporate features and construction materials consistent with the existing structure. Similar architectural form and window detailing will be maintained with the new garage. The main building will be altered by a front addition; however, the main configuration of the home will be retained.

6. "Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence."

Analysis: The project does not involve the replacement of deteriorated original features; the project proposed is solely an addition project. The applicant has indicated certain improvements to the home may be planned but are not part of this proposal.

7. "Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used."

Analysis: No chemical or physical treatments are proposed in this project.

8. "Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken."

Analysis: Archeological resources are not evaluated in this report.

9. "New additions, exterior alterations or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be

compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”

Analysis: The proposed garage structure will match the existing home in architectural style and character. The building will utilize a similar painted stucco material and tile roof. Window form and detailing will also match the existing heritage resource as shown on the elevations. At approximately 12 feet in height, the building will be visually subordinate to the main structure while utilizing a similar hipped roof presentation to the street; however, the proposed garage does affect the spatial relationship on the site as it will place a structure in front of an identified Heritage Resource that is currently and historically visible to the community from the front.

10. “New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

Analysis: The essential form and integrity of the historic structure would be maintained if the garage structure is removed. As currently proposed, a small portion of the home would need to be converted back to its current condition as some materials would need to be replaced in front of the house. If detached as proposed by staff, removal of the garage would not require any modification to the existing heritage resource.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Staff has received three letters from neighboring residents, noting concerns with the proposed garage location and six-foot wall. The neighbors oppose the current proposal due to the visual and physical impacts that would be caused to the home. Also noted are concerns with the health of the existing trees on-site. The letter can be referenced in Attachment F.

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• 16 notices mailed to the adjacent property owners of the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website

Conclusion

Staff finds that the applicant's proposed garage location in front of the Heritage Resource house does not meet all the criteria and Findings listed in the report; therefore, the project would have an adverse visual impact to the historic resource. Staff finds that alternative layouts, that staff has recommended and discussed in this report, with possible garage locations at the opposite (south) side of the property would be more appropriate. The six-foot wall as currently designed and positioned will not have a significant impact as long as the majority of the fence structure is designed with an open material that allows visibility to the Heritage Resource house, and that landscaping in front of the fence and home is kept low to also preserve visibility to the community.

Alternatives

1. Deny the Resource Alteration Permit as proposed by the applicant and direct the applicant to design a garage on the south side of the property to preserve visibility of the Heritage Resource and determine that these alternatives are categorically exempt from CEQA using Categorical Exemption #3.
2. Determine that the proposed garage location (north side) is not an environmental impact using the Secretary of the Interior Standards for Rehabilitation; make the Findings in Attachment A to approve the Resource Alteration Permit, and direct staff to prepare a Negative Declaration in accordance with CEQA.

Recommendation

Alternative 1.

Prepared by:

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Reviewed by:

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Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions
- C. Site and Architectural Plans
- D. Historical and Architectural Evaluation
- E. Cultural Resource Inventory – 1029 Ranere Court
- F. Letters from Interested Parties
- G. Site Photo

Recommended Findings – Resource Alteration Permit

In order to approve the Resource Alteration Permit, the proposed project must meet the finding #1 and at least one of findings #2, #3, or #4.

Staff was able to make findings #1 and #2 and recommends approval of the Resource Alteration Permit.

1. The action proposed will be consistent with the purposes of the Heritage Preservation Ordinance.

The proposed project is not consistent with the Heritage Preservation Ordinance as the existing heritage resource would no longer maintain an appropriate setting and environment.

2. The action proposed will not be detrimental to a structure or feature of significance as a heritage resource; or

Staff finds that the location of the proposed garage location will have a detrimental visual impact to the main structure. Alternative locations at the site would minimize the visual obstruction from the street and alterations to the front of the home.

3. The applicant has demonstrated that the action proposed is necessary to correct an unsafe or dangerous condition on the property pursuant to Section 19.96.110; or

N/A

4. The applicant has demonstrated that denial of the application will result in immediate, undue, or substantial hardship pursuant to Section 19.96.120.

N/A

5. If all of the findings in subsections (f)(2) through (f)(4) of this section are not made, the permit shall be denied.

N/A

Recommended Conditions of Approval – Resource Alteration Permit

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

1. The Resource Alteration Permit shall expire two years from the date of approval by the final review authority if not executed or if the use is discontinued.
2. The Conditions of Approval shall be reproduced on the front page of the building plans.
3. Any future modifications to the building shall be approved by the Heritage Preservation Commission, except that minor changes may be approved by the Director of Community Development.
4. Obtain all necessary Building Permits.
5. Utilize a similar tile roof material as the existing structure.
6. Incorporate permeable pavers within the driveway area.
7. If Alternative 2 layout is approved, remove the existing curb cut and obtain an encroachment permit from the Department of Public Works for the new driveway curb cut at the north end of the site.
8. Maintain adequate landscaping, including the large Oak tree, in front of the proposed six-foot fence.
9. The six-foot fence shall be composed of a similar stucco material as the main structure and incorporate an open design with wrought iron railing as the preliminary plan indicates. Final exterior building materials and color scheme are subject to review and approval by the Director of Community Development.